

**DECEMBER 8, 2009 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER, 101 C STREET,
WHEATLAND, CA
6:00 – 6:30 p.m.**

COUNCIL MEMBERS PRESENT: Elphick, McIntosh, Pendergraph, D. Coe
Absent – R. West

OTHER OFFICIALS PRESENT: S. Wright, City Manager
R. Shanahan, City Attorney
T. Raney, Community Development Director
M. McCrary, Police Chief

PLEDGE OF ALLEGIANCE:

Council member J. Pendergraph led the pledge of allegiance.

PUBLIC COMMENT

William Harrison commented the Christmas Tree Lighting ceremony and lights in the parking lot behind Bill's place.

Chief McCrary introduced the new Police Officer, Jaime Knacke.

Council Reorganization and Selection of Mayor and Vice Mayor.

It was moved by D. Coe, seconded by J. Pendergraph to **nominate Enita Elphick as Mayor of the Wheatland City Council.** Vote called – AYES: All. Motion carried.

It was moved by E. Elphick, seconded by D. Coe to nominate **Jay Pendergraph as the Vice Mayor of the Wheatland City Council.** Vote called – AYES: All. Motion carried.

CONSENT CALENDAR

It was moved by J. Pendergraph, seconded by D. Coe to **approve the minutes of the regular City Council meeting held on November 10, 2009.** Vote called – AYES: All. Motion carried.

PUBLIC HEARINGS

M. McCrary presented discussion of the State Citizen's Option for Public Safety (COPS) Grant. McCrary explained that for several years, the State has continued to provide supplemental funding to cities and counties to enhance their ability to deliver effective law enforcement services in their respective communities. Currently, the State is providing a minimum of \$100,000 to every city and county, regardless of the service population being served. Historically, these funds were initially used to increase the number of officers and staff assigned to the Police Department; and during subsequent years these funds have been used to supplement the salary for two Police Officer positions. No change is being proposed for this fiscal year.

Public Comment

William Harrison questioned if the Police Officers were receiving medical benefits for family members and part of a retirement plan. M. McCrary explained that medical family benefits are not available at this time and the Officer's are part of a retirement program.

It was moved by J. Pendergraph, seconded by D. Coe to **approve the recommendation of the Police Chief regarding how the City should use FY 2009/2010 State COPS Grant Funds.** Vote called – AYES: All. Motion carried.

2) T. Raney presented discussion of introduction of Ordinance No. 418 to adopt text amendments to Planned Development (PD) Zoning District, Chapter 18.51 of the Wheatland Zoning Code. Raney explained that on September 28, 2008, the City Council adopted a revised Planned Development (PD) Ordinance, which created an entirely new PD Zoning District and repealed the previous Section 18.51 of the Wheatland Zoning Ordinance. The Planned Development zoning district, adopted in September 2008, allows development applicants and the City the flexibility to develop zoning standards unique to a project, including housing affordability objectives, unique design standards, and other specific zoning characteristics that may enhance a project. A project processed under a Planned Development zoning designation must conform to the General Plan and is subject to full review and recommendation by the Planning Commission, and final approval by the City Council. Subsequent to the adoption of the PD zoning district in 2008, City staff determined that some projects may demand more built-in flexibility in the Planned Development District giving applicants the ability to utilize a two stage application process. Under this process, a Stage 1 project would be described in more general terms, or in more of a conceptualized form. Materials required to be submitted include a project description, a site plan, site area proposed densities, a statement of General Plan consistency, an aerial photo of the site, and other graphic and written material to describe the project's architecture and development features. For a Stage 2 submittal, required application materials include a statement of compatibility with Stage 1, a statement of proposed uses, a site plan, site area proposed densities, phasing plan, architectural standards for the project, a master landscape plan, proposed circulation systems, development regulations (standards), a detailed density calculation, and a list of public uses, including water, sewer, and utilities. On November 3, 2009, the Planning Commission reviewed text amendments to the PD Zone that provided the basic framework of a two stage process. The Planning Commission unanimously recommended that the City Council approve the proposed PD Ordinance text amendment.

Public Comment

William Harrison asked questions related to the Jones Ranch Development project and the Bishop's Pumpkin Farm sewer requirements. E. Elphick explained that the two topics have nothing to do with this Public Hearing.

It was moved by J. Pendergraph, seconded by D. Coe to **introduce and waive first reading of Ordinance No. 418 Amending Wheatland Municipal Code Chapter 18.51, Planned Development (PD) Zone Regulations.** Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) The Business License fee item was pulled from the agenda for further preparation.

2) The terms of office for current Planning Commissioners Tom Mihalyi and Jared Wickliff have now expired and both offices need to be refilled. Both Commissioner Wickliff and Commissioner Mihalyi have indicated an interest in being reappointed to the Planning Commission. Letters of interest from both individuals are attached to this staff report. As required by law, the City Clerk has advertised the Commission vacancies; at this time, no other individuals have submitted their

names for consideration by the Council. It was moved by J. Pendergraph, seconded by D. Coe to **approve selection of Tom Mihalyi and Jared Wickliff to the Wheatland Planning Commission for terms of four years.** Vote called – AYES: All. Motion carried.

REPORTS

J. Pendergraph reported of the FRAQMD meeting. The Wheatland Union High School District was awarded a replacement bus and there will be new regulations related to small engines.

D. Coe reported on the Bi-County Transportation meeting. Discussion took place related to the possibility of a Regional Transportation Authority.

L. McIntosh reported on representation of the City of Wheatland in the Marysville Christmas parade.

E. Elphick reported on the Wheatland Tree Lighting ceremony.

ADJOURN

There being no further business,

Minutes approve and adopted this 12th day of January, 2010.

Enita Elphick, *Mayor*

Lisa J. Thomason, CMC
City Clerk